

**NORTH SMITHFIELD  
SCHOOL BUILDING COMMITTEE**

**June 27, 2007**

**KENDALL DEAN**

**5:30 P.M.**

**BOARD MINUTES**

**Present: David Chamberland, Paul Vadenais, Jane Biron, Stephen Lindberg, Edward Yazbak, John Perry and Paul Nordstrom.**

**Others present: Ron Fagnoli, Charles Roberts, David DeQuattro, and Gary Ezovski**

**This meeting was called to order at 5:39 p.m. Roll Call was called by Jane Biron.**

**The minutes of the June 7, 2007, meeting were review and motion to approve was made by Stephen Lindberg and seconded by Edward Yazbak. Stephen Lindberg stated that it was not he but David Chamberland who had mentioned the pending meeting between the attorneys and various individuals regarding the wells and the ISDS system; David Chamberland agreed and changes to the minutes will**

be made. John Perry also stated he was mistakenly omitted from those present at the June 7, 2007 meeting, again corrections to be made. As clarification within "New Business" a correction to the line "Paul Nordstrom asked if after school is out could the lines be gemmed" to read "...the lines be video surveyed by Gem Plumbing." The Committee unanimously approved the minutes with the above changes.

Motion to approve Requisition #11 in the amount of \$1,427,426.91 for Construction Management service for the period through June 30, 2007 was made by David Chamberland and seconded by Paul Nordstrom. The committee unanimously approved with Stephen Lindberg abstaining. The Committee was informed that Town Councilman Paul LcClerc is aware of the requisition amount.

**Old Business**

## **Well Status**

**A variance hearing with the RI Department of Health will be held soon after July 5, 2007. The exact date and time is not known at this time due to Attorney Joseph Reale's vacation schedule. The Department of Health hearing is required prior to getting the RI Department of Environmental Management approval for the well site.**

## **High School Septic System Status**

**The septic system issue has now become a North Smithfield School Committee / Department issue. Any and all remedial action will be pursued by the School Department.**

## **Builder's Risk Insurance**

**The Builder's Risk Endorsement to RI Interlock Risk Management Trust reflecting additional coverage of \$ 30 million for the construction of the New Middle School has been received. The effective date of the insurance binder is May 17, 2007.**

## **Testing Contract**

**A draft contract agreement between Briggs Engineering & Testing and the Town of North Smithfield was provided for the Committee's review. The preliminary contract has been issued to Attorney Joseph Reale's for his evaluation. David Chamberland stated Mr. Reale wants an arbitration article included in the contract and once it is added, it will be forwarded to Briggs Engineering for their review and approval.**

## **Commissioning – Shop Drawing Review**

**David Chamberland stated, as decided in a prior meeting, the Commissioning Costs are not to exceed \$ 15,000.**

**New Business**

**Charles Roberts addressed the basketball court fencing. The Hoops Association has raised the issue that they had expected the fence to be black vinyl versus the current standard chain link fence that was installed. Mr. Roberts stated that this was an error and in an effort to remedy the situation, Gilbane will pay for new backboards and will sponsor a year-end barbeque versus removing the current fence and replacing it with black vinyl. The Association is scheduled for a meeting on June 27 after which time their decision will be made known to both Gilbane and the Committee.**

**Mr. Roberts continued with the status of the various required permits. All permits including: ISDS; ADA; OSHA; RIDE and DOH are expected within the next 4 – 6 weeks. The ISDS permit is currently pending.**

**An update on the security system for the High School, Middle School and Elementary school followed. Robert Desrochers and Eric Butash, North Smithfield liaisons, have had meetings with Dane Tech, the security system contractor. They have reviewed various security systems and are recommending the Committee approve the installation of a Milestone open platform IP system over the originally scheduled analog/IP Vicon proprietary system. The primary advantage to installing the Milestone system is the fact that only one proprietary license is necessary for the entire school district with low costs for future expandability. This recommendation is a no-cost revision to the Town; however, there are costs associated with**

potential upgrades totaling approximately \$ 1,500. Stephen Lindberg asked whether there are time restrictions on deciding whether or not to proceed with the upgrades and whether it wise to have the same electrical contractor install any upgrade options. Charlie Roberts stated there is no time frame and the upgrades can be made at any time and that it would be wise to have the same electrical contract install the entire system due to consistency of work issues as well as warranty issues. Charlie Roberts stated he would obtain the actual costs for the security system options. Edward Yazbak made a motion and Paul Nordstrom seconded the motion to recommend to the Town Council that the security system be updated to the Milestone system at no additional cost. Paul Vadenais explained that because the security system issue has been approved by the Town Council separate and apart from the Middle School budget, and because now this revision is a change in scope, the Town Council will be provided this additional information for their review and final decision.

Ron Fagnoli stated a no-cost modification to the interior glazed block is necessary. Mr. Fagnoli explained the need to eliminate the glazed block is due to the lead-time required to receive the block in a timely manner for the construction of the load bearing walls. The alternative block has a rubber based application; this block will be the first score of block. David Chamberland asked whether ceramic tile had been considered. David DeQuattro stated ceramic had been considered but it was deemed to be too costly for both the current

**purchase and installation costs and as well as future maintenance costs. Ron Fagnoli stated there may be a possible cost reduction associated with this block.**

**The next topic discussed was the Construction Signage. Gilbane presented a sign and the Committee agreed in consensus to allow Gilbane to install the sign and to allow Gilbane the latitude to choose the school picture displayed. The Committee acknowledged the fact that the Middle School project is now a reality due to the commitment of many people over many years, and therefore, the inclusion of any individual names would be omitted.**

**Charles Roberts next discussed the substantial completion date still on target for June 30, 2008. He stated the recent work has focused on the front parking lot, installing the under ground detention piping and the concrete sidewalks are expected to be poured within the next 2 weeks. He stated the footings for the building are in along with 80% of the foundation walls along with interior footings in place. He stated the masonry walls are being constructed in the southeast corner and the steel delivery is scheduled for July 31, 2007.**

**Charlie Roberts continued with updates to the Owner's Contingency Fund. There have been both regulatory items, that became regulatory since the original drawings, such as the RIDEM mandated acid waste tank and RIDOT requirements, as well as unknown conditions that have required additional funds. The unknown items include the High**

**School leach field investigation and pumping costs and the installation of a gate valve to the High School's water tank enclosure in order to allow a new hydrant loop installation. Some of the individual costs have been estimated as of June 27, 2007. Edward Yazbak motioned to allow the amounts from the Owner's Contingency Fund in an amount not to exceed \$ 4,000 in total. David Chamberland seconded the motion. The Committee unanimously voted in approval. The estimated balance in the Owner's Contingency Fund is \$ 374,932 as of June 27, 2007.**

**Edward Yazbak recommended that any and all available information should be provided to the Town Council to support the Owner Contingency Fund reductions, as well as any other recommendations requiring monetary commitment by the Town Council, so that each Town Council Member may review and analyze the information independently prior to meeting with and questioning any School Building Committee Member. The Committee agreed.**

**Charlie Roberts stated the Commissioning price received was \$ 7,000. The Committee had voted in a prior meeting to allow commissioning costs not to exceed \$ 15,000.**

**Open Forum**

**The next meeting will be on August 2, 2007 at 5:30 pm.**



**Edward Yazbak motioned to adjourned. The meeting adjourned at 7:00 p.m**